

**Department of Housing and  
Community Development  
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: Contra Costa

HOUSING POLICY  
DEVELOPMENT, HCD

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APR 08 2011

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Reporting Period by Calendar Year: 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044

cc: Patrick Roche, Advance Planning, Contra Costa County



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Contra Costa County  
Reporting Period Jan-10 - Dec-10

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	9					9	9
No. of Units Permitted for Above Moderate	87		127		5	219	

\* Note: This field is voluntary

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Jurisdiction Contra Costa County  
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Table B  
Regional Housing Needs Allocation Progress  
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
Very Low	Deed Restricted	815	1	87								88
	Non-deed restricted											
Low	Deed Restricted	598	15	19		9						43
	Non-deed restricted											
Moderate	Deed Restricted	687	138	69								207
	Non-deed restricted		30	83								113
Above Moderate		1,408	462	337	109	219						1,127
Total RHNA by COG.												
Enter allocation number.		3,508	646	595	109	228						1,578
Total Units												
Remaining Need for RHNA Period												
▲												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**TABLE C**  
**Program Implementation Status**

Housing Program	Program Goal	Key Five-year Objective(s)	Timeframe	Status of Program Implementation
<b>Housing and Neighborhood Conservation</b>				
1. Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Disseminate information. Rehabilitate 40 units.	Ongoing	13 units rehabilitated Lower than expected funds reduced number of units rehab'd
2. HACCC Rental Rehabilitation Assistance	Improve the quality of the rental housing stock.	Disseminate information. Rehabilitate 15 units.	Ongoing	1 unit rehab'd 2 projects under review
3. Public Housing Improvement	Maintain and improve the quality of the public housing stock.	Maintain and improve 608 public housing units.	Ongoing	The HACCC expended \$2.7 million for improvements at Las Deltas, Vista del Camino, and Alhambra Terrace.
4. Weatherization Program	Assist homeowners and renters with minor home repairs.	Assist 250 households.	Ongoing	The weatherization program was able to expand with the receipt of federal stimulus money. 2010 accomplishments: 513 single family homes 144 mobile homes 97 apartment units 94 duplex, tri-plex, 4-plex units
5. Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Continue to implement program.	Ongoing	1492 cases opened, 1562 cases closed, apprx 90% are residential
6. Rental Inspection	Identify blighted and deteriorated housing stock and ensure the rehabilitation of abatement of housing that does not comply with State and local building code.	Continue to implement program.	Ongoing	The County has suspended this program due to budget cuts.
7. Redevelopment Replacement Housing	Provide replacement housing to lower- & moderate-income households.	Continue to facilitate the development of replacement housing as required.	Assess replacement obligations every 2-3 years	
8. Condominium Conversion Ordinance	Preserve the rental stock & protect apartment tenants.	Continue to enforce ordinance.	Ongoing	
9. Preservation of Assisted Housing	Preserve the existing stock of affordable housing.	Monitor at-risk units. Participate in preservation of units. Conduct tenant education.	On-going	
<b>Housing Production</b>				

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<b>Housing Program</b>	<b>Program Goal</b>	<b>Key Five-year Objective(s)</b>	<b>Timeframe</b>	<b>Status of Program Implementation</b>
10. New Construction of Affordable Housing	Increase the supply of affordable housing.	Assist in the financing and development of 650 affordable units.	Ongoing	Habitat for Humanity is constructing El Rincon, 9 single family homes in Bay Point.  Financing provided to support 123 new units in County cities.
11. Inclusionary Housing	Integrate affordable housing within market-rate developments.	Continue to implement ordinance.	Ongoing	In lieu fee for rental housing suspended in response to Palmer decision
12. Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Assist in the acquisition and rehabilitation of 50 affordable units.	Ongoing	No units in the unincorporated County in 2010. Financing provided to support 20 existing units in County cities.
13. Second Units	Facilitate the development of second units.	Continue program implementation.	Ongoing	The County drafted a revised Second Unit Ordinance to expand the number of applications that could be considered by allowing discretionary review on applications that do not meet specific development standards. It is expected to be approved by the Board of Supervisors in 2011.
<b>Special Needs Housing</b>				
14. Special Needs Housing	Increase the supply of special needs housing.	Provide financial and other incentives for the development of housing for special needs populations.	Ongoing	Funded construction of Respite Care facility at Central County emergency adult shelter in County. Facility provides more privacy and care for frail homeless adults.
15. Accessible Housing	Increase the supply of accessible housing.	Require inclusion of accessible units in all new County-funded construction projects.	Ongoing	
15a. Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Document County's reasonable accommodation activities as written procedures.	June 2011	
16. Contra Costa Interagency Council on Homelessness	Meet the housing & supportive services needs of the homeless	Support development of permanent supportive housing.	Ongoing	Funded construction of Respite Care facility at Central County emergency adult shelter in County. Facility provides more privacy and care for frail homeless adults.

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<b>Housing Affordability</b>				
17. First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Assist 50 low and moderate income first-time homebuyers.	Ongoing	Implemented Neighborhood Stabilization Program in 2008. Through the end of 2010, NSP developers purchased and rehabbed 23 homes. (Nine of the homes are in cities.) Habitat for Humanity began construction on 9 single family homes in Bay Point for 80% AMI and below.
18. Section 8 Rental Assistance	Assist very low-income households with rental payments.	Continue to provide Section 8 assistance. Apply for additional vouchers.	Prepare PHAP – Action Plan annually.	
19. Home Sharing Program	Provide for home sharing opportunities.	Support appropriate agencies offering shared housing opportunities.	Ongoing	
19a. Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Continue applying for funding that supports housing for extremely low income households. Promote funding assistance to profit and non-profit builders develop for extremely low income housing projects.	Ongoing	See items 10 & 12 above. Developments will include units affordable to extremely-low income tenants.
<b>Provision of Adequate Housing Sites</b>				
20. Sites Inventory	Provide for adequate housing sites, including 'as-right development' sites for homeless facilities	Adopt revised zoning text. Maintain sites inventory.	June 2010 for zoning changes. Ongoing maintenance of site inventory.	
21. Mixed-Use Developments	Encourage mixed-use developments.	Pursuant to El Sobrante MAC's recommendations, establish mixed use designations under the General Plan for sections San Pablo Dam Road and Applan Way in El Sobrante.	Ongoing	
22. Density Bonus & Other Development Incentives	Support affordable housing development.	Offer density bonuses and other incentives for affordable housing.	Ongoing	

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23. Infill Development	Facilitate infill development.	Identify small vacant multi-family lots with potential for lot consolidation.	Ongoing	
23a. North Richmond Specific Plan	Prepare and process Specific Plan to convert a 100 (+/-) acre industrial area in North Richmond to new residential neighborhood with potentially 2100 new dwelling units.	Meet and coordinate plan preparation with stakeholders.  Complete EIR under CEQA.  Conduct public hearings.  Board adoption.	December 2010	The revised date for adopting the North Richmond Specific Plan is October 2011.
<b>Removal of Governmental Constraints</b>				
24. Planned Unit District	Provide flexibility in design for residential projects.	Encourage rezoning to P-1 District in unincorporated areas, where appropriate.  Consider elimination of 5-acre minimum parcel size.		
25. Planning Fees	Reduce the cost of development.	Offer fee deferrals, reduction, or waivers to developers of affordable housing.	Ongoing	Inclusionary Ordinance: Reduced in lieu fee for owner-occupied housing from \$25,559 per market rate unit to \$3,875 per market rate unit. Waived rental in lieu fee.
26. Streamlining of Permit Processing	Expedite review of residential projects.	Consider only Zoning Administrator's review of projects with <100 units. Expedite permit processing.	Ongoing	



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27. Review of Zoning & Subdivision Ordinance	Ensure County regulations do not unnecessarily constrain housing development.	Revise Zoning Code to allow emergency homeless shelters by right, define transitional and supportive housing as residential uses, allow agricultural worker housing, and provide SRO development standards. Periodically review Planning and Zoning Code.	a) June 2010 b) Ongoing	Staff prepared ordinance language to allow emergency homeless shelters by right. County Counsel is preparing the ordinance.  A draft ordinance to allow agricultural worker housing should be presented to the Board of Supervisors for approval in summer 2011.
<b>Equal Housing Opportunity</b>				
28. Anti-Discrimination Program	Promote fair housing.	Support local non-profits offering fair housing counseling and legal services. Carry out AI recommendations.	Complete update to the AI by 2010 and ongoing provision of services.	The 2010/15 Analysis of Impediments to Fair Housing Choice was adopted by the Board of Supervisors on May 26, 2010. <a href="http://www.ccreach.org/ccc_cdbg/2010-15%20AI%20Final.pdf">http://www.ccreach.org/ccc_cdbg/2010-15%20AI%20Final.pdf</a>
29. Residential Displacement Program	Limit number of households being displaced or relocated.	Continue to implement program.	Ongoing	